

ORDINANCE NO. G – 1450

WHEREAS an application has been filed with the El Dorado Planning Commission requesting a Special Use Permit to allow a public assembly venue on the property located at 294 SE Bluestem Road and;

WHEREAS, on the 24th day of July 2025, the Butler County Commission reviewed the Special Use Permit application and voted to recommend approval, and.

WHEREAS, on the 28th day of August 2025, at a Planning Commission meeting duly convened, the Planning Commission held a public hearing and voted 5 to 1 to recommend and does hereby recommend that the Governing Body grant the Special Use Permit.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF EL DORADO, KANSAS:

Section 1. The Special Use Permit is hereby granted to Mike Carney to allow public assembly venue in an A-R Agricultural Residential District at 294 SE Bluestem Road with the following conditions:

1. Hours of Operation

- All events shall conclude by 12:00 AM, with all music and amplified sound ending at that time.
- Venue cleanup and guest departure must be completed by 12:00 AM (midnight).

2. Noise Control

- All amplified music or sound systems shall be directed inward toward the property and away from adjacent residences, particularly to the west.
- No outdoor amplified music is permitted after 12:00 AM.
- The applicant shall monitor sound levels and ensure compliance with applicable nuisance and noise ordinances.

3. Lighting

- All exterior lighting must be shielded, downward-facing, and designed to prevent glare or light spillover onto neighboring properties.
- No event lighting shall remain on past midnight, except for low-intensity safety or security lighting.

4. Parking and Circulation

- Adequate on-site parking shall be provided based on the maximum occupancy of the facility.

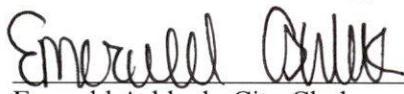
- On-street or off-site parking along SE Bluestem Road or on adjacent properties is strictly prohibited.
 - A designated parking attendant or appropriate directional signage shall be used during events to guide traffic and ensure orderly circulation.
 - The driveway entrance from SE Bluestem Road must be properly maintained at all times to prevent mud, gravel, or debris from being tracked onto the public roadway.
 - Vehicular access shall be limited to SE Bluestem Road, and all access points must remain clear and unobstructed during events.
5. Occupancy and Safety Limits
- The number of attendees shall not exceed the occupancy limit established by the permitting authority.
 - The facility shall comply with all applicable ADA requirements, fire codes, and emergency access standards.
6. Waste Management and Sanitation
- All trash and event waste must be collected and removed the same evening as the event.
 - The on-site lagoon wastewater system shall remain in full compliance with Butler County Environmental Health regulations and be properly maintained at all times.
7. Signage
- No illuminated signage shall be permitted on the property.
8. Change of Use or Expansion
- Any proposed change to the use, building size, site layout, or event frequency shall require additional review and potential amendment of the Special Use Permit by the Planning Commission.
9. Annual Compliance Review
- The City of El Dorado reserves the right to conduct an annual compliance review. Failure to meet any conditions may result in revocation of the permit in accordance with Article 10.6 of the Zoning Regulations.

Section 2. This ordinance shall be in full force and effect after its publication once in the official city newspaper.

PASSED by the Governing Body of the City of El Dorado, Kansas, on this 15th day of September 2025.



ATTEST:


Emerald Ashlock, City Clerk


Bill Young, Mayor